

**Tamarack Trails Community Services Association, Inc.**  
Minutes of the Board of Directors Meeting — October 24, 2023

Meeting convened at 6:30 pm

Present:

Board members: Dean Ryerson, President; Bob Jacobs, Vice-President;  
Larry White, Treasurer; James Steinbach, Secretary; Jayne Meyer, Paul  
Skidmore, George Jesien.

Association Manager: Stacey Haberman

Residents: 34; 12 in-person, 22 Zoom. Janet Hirsch spoke.

- A. Approval of Board Minutes 09-26-23. BJ/PS. PASSED**
- B. Community Correspondence** – Ric Genthe email regarding art display in lower conference room.
- a. Can he put price on his photos?
  - b. MOTION: That prices may be put on artwork displayed on the clubhouse provided it is for non-commercial purposes. LW/PS. PASSED
  - c. Janet Hirsch suggested showing the survey by building phase.
- C. Association Manager's Report** - Stacey Haberman
- a. September Work Order Reports:
    - i. Grounds: Completed Work Orders: 8. New/Requested/Assigned/  
Scheduled: 9
    - ii. Maintenance: Completed Work Orders: 31. New/Requested/Assigned/  
Scheduled: 44
  - b. Reserve Advisors' original quote for the Level II Property Wellness Reserve Study was \$8,450. After negotiation they have come down to \$7,500 if we pay in 2023.
  - c. Several residents have had window replacements completed in the last month; wood rot has been present on some of them due to improper window/patio door installation. All remodeling projects that take place at Tamarack Trails that require approval from ARB and the Association Manager are now passed on to Rollie who will contact residents prior to their project starting to ensure the contractors are aware of Tamarack Trails standards.
  - d. The snow removal rate from Viktor's will be the same as last year.
  - e. We are waiting for more quotes for removal of the fallen oak tree. The only current quote is \$8,500.
  - f. David J. Frank has done the required Bioswale maintenance. The lower end of the swale does not meet our expectations and we are working the company to resolve those issues. We have requested additional rock at the bottom of the swale.

- g. Recruiting is active for 1.5 openings in maintenance.

**D. Financial Report- August 2023 - Treasurer Larry White**

- a. We underspent in maintenance wages and benefits because of vacancies.
- b. The Reserve Fund Balance is estimated to be a little over \$904,000, a decrease of \$107,000 from the July 31, 2023, balance. This is mostly due to the final payment on the Oak Creek asphalt work and associated concrete work.
- c. Ryerson noted that little has been spent on staff training and education and encourages more investment in staff.

**E. Committee Reports**

- a. Architectural Review Board – Liaison Bob Jacobs
  - i. It was noted that two residents installed windows last month without notifying the ARB or office. Residents need to follow established procedures.
  - ii. Residents were reminded to leave their post lights on, especially as we enter this darker time of year.
- b. Amenities Committee – Liaison Larry White
  - i. MOTION: To approve Lynn Hirsch as a member of the Amenities Committee. LW/BJ. PASSED
- c. Garden – Liaison Paul Skidmore
  - i. MOTION. To approve the proposed Garden policy. PS/JM. PASSED 1 abstention.
  - ii. The Garden Committee will review next year.
- d. Finance – Treasurer Larry White
  - i. Treasurer White reported that Tamarack finances are in good shape, but we anticipate significant future expenses. Our Edward Jones financial advisor told us that he expects rates to stay high and are not expected to come down until the end of 2024.
  - ii. The draft budget includes \$750,000 for the pool. To maintain necessary reserves and avoid a special assessment, the Finance Committee recommends an increase in the average monthly assessment (AMA) of 10%, or \$42.62 per month.
  - iii. GHC, our current health insurance carrier, informed us of a 10.37% increase in health insurance premiums. We are waiting to hear back from other health insurance companies.
  - iv. The hearing on the proposed 2024 budget was October 10, 2023.
  - v. To pay for the pool we will use “reverse dollar cost averaging” making regular withdrawals, which will relieve concerns about market fluctuations.

- e. Maintenance – Liaison Jayne Meyer
  - i. Solar Ad Hoc Committee – report
  - ii. MOTION. To approve Viktor’s Painting proposal for \$27,000 to paint 17 units. JM/PS PASSED
  - iii. There will be ample opportunity for input as we move forward with the pool.
  - iv. The Maintenance and Amenities chairs will talk about benches.
  - v. Meyer commented on the ad hoc committee process. She noted that the Solar Committee met without notice or minutes. She stated that the committee exceeded their mission. Committees need clear and consistent guidance.
  - vi. Ryerson noted that the Solar committee was a task force reporting to the Board with the specific charge of bringing their findings to the Board for consideration.
  
- f. Resident Activities Committee – Liaison James Steinbach
  - i. The next Tam Talk is November 9 when Keith Findley will discuss the Innocence Project.
  - ii. The Holiday Party will be December 6.
  
- g. Welcoming Committee – Liaison James Steinbach – No Meeting
  
- h. Human Resources – Dean Ryerson – No Meeting
  
- i. Nominations and Elections – Dean Ryerson
  - i. The election results will be announced at the annual meeting.
  - ii. Board members thanked the committee for their exemplary work, which resulted in 7 candidates for 4 positions.

**F. Unfinished Business**

- a. Board Goals for 2023 – Dean Ryerson
  - i. Communications – no report
  - ii. Association’s 50<sup>th</sup> Anniversary – The Board discussed membership of a planning committee for the Association’s 50<sup>th</sup> Anniversary which will be in 2024.
    - 1. There are very few volunteers to date. Residents are encouraged to participate.
  
- b. City of Madison Impacts on Association Sub-Committee – The Board will discuss next steps regarding the proposed ordinance relating to encroachments on city owned property adjacent to greenways.

- i. Jayne Meyer updated information regarding proposed city policies for handling encroachments on public property, which could affect use of outdoor space. We expect the city to enact an ordinance by the end of the year, and the Board will be proactive in engaging with the city to resolve issues in our favor. Initial steps are to meet with the owners of the five directly affected units, conduct a survey of those units, locate historical records related to property use, and continue exploring legal options.
  - ii. Ryerson reported that the city is holding two information sessions on plans for the Sauk Creek Greenway. The in-person meeting is 6:30-8:30 pm on Monday, November 6 at Memorial High School. The Zoom session will be Thursday, November 9 from 6:30-8:30. The city mailing says, "We want to hear your values, how you use the corridor, and your goals for the corridor plan." Residents are encouraged to attend.
- c. Resident Survey – Larry White
- i. White reviewed the survey, noted there will be a community meeting to discuss.
  - ii. Jayne Meyer commented that all surveys have limitations.
  - iii. Stacey Haberman reviewed the survey with staff. The response was positive overall.
  - iv. GJ felt the survey showed overall positive responses. Analyzing the comments will take some time. This experience will benefit future surveys, including the pool.
  - v. Larry noted there was no inherent sampling bias because all residents were invited to participate.

#### **G. New Business**

- a. Closed Committee Meetings.
  - i. Defer to new Board whether meetings of committees or ad hoc committees should or should not be in closed session.

#### **H. Annual Meeting October 26, 2023 – At Vista West 7:00p.m.**

**Adjourn 7:45 PM BJ/GJ PASSED**

**Next board meeting: Tuesday, November 21, 2023, to allow for 2024 assessment notices to be completed and mailed.**